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ACE Paper 13/2025
For advice on 11 December 2025

**Report on the 162nd Environmental Impact Assessment
Subcommittee Meeting**

PURPOSE

The Environmental Impact Assessment (EIA) Subcommittee considered the EIA report on “Development at Ngau Tam Mei Area” (the Project) submitted under Section 6(2) of the Environmental Impact Assessment Ordinance (EIAO) at the meeting on 5 December 2025. The EIA report was submitted by the Civil Engineering and Development Department (the Project Proponent).

2. Members are requested to note the views of the EIA Subcommittee and advise on whether the EIA report should be endorsed.

BACKGROUND AND NEED FOR THE PROJECT

3. The proposed development in Ngau Tam Mei (NTM) Area covers about 130 hectares and will include a University Town with the third medical school, an Integrated Hospital and a residential community. The Project is expected to yield several environmental benefits, including the enhancement of rural environment and land efficiency, revitalisation of the Ngau Tam Mei Drainage Channel (NTMDC), provision of open space and “Blue-Green Spine” along NTMDC, improved sewerage infrastructure and water quality, and promotion of walkability and provision of pedestrian network.

4. Please refer to ACE-EIA Paper 3/2025 (*Annex A*) for details of the EIA project.

VIEWS OF THE SUBCOMMITTEE

5. Members noted that the EIA report was made available for public inspection during the period from 6 October to 4 November 2025. During the inspection period, a total of 7 public comments were received by EPD. All public

comments were submitted to Members of the EIA Subcommittee for consideration before its meeting.

6. Relevant extract of the draft minutes of the EIA Subcommittee meeting held on 5 December 2025 is at *Annex B*.

VIEWS OF THE DIRECTOR OF ENVIRONMENTAL PROTECTION

7. The Director of Environmental Protection (DEP), in consultation with relevant authorities, considered that the EIA report has met the requirements in the EIA Study Brief and the Technical Memorandum on EIA Process, for the purpose of its exhibition for public inspection under Section 7(4) of the EIAO.

RECOMMENDATIONS OF THE SUBCOMMITTEE

8. Having regard to the findings of the EIA report and information provided by the Project Proponent and its consultants, the EIA Subcommittee recommended the full Council to endorse the EIA report with the following conditions –

Brief Introduction

- (a) According to the EIA Report, detailed design of the proposed wetland compensation site would be included in the Habitat Creation and Management Plan (HCMP) during the detailed design stage. The **Condition (1)** is to require the Project Proponent to provide a detailed HCMP as recommended in the EIA Report to the DEP for approval no later than 3 months before commencement of construction of the Project.
- (b) In addition, according to the EIA Report, detailed design of the proposed revitalisation works with provision of natural substrates that would encourage colonisation of flora and freshwater fauna in the bottom and banks of the revitalised watercourses would be provided. The **Condition (2)** is to require the Project Proponent to submit an Implementation Plan for Ecological Enhancement Features Design (IPEEFD) for the revitalisation of NTMDC to the DEP for approval no later than 3 months before the commencement of construction of the Project.
- (c) In line with the EIA Report, the **Condition (3)** is to establish a well-represented Environmental Committee (EC) which would provide professional and stakeholders' advice on the preparation of the HCMP and IPEEFD, and monitor the effectiveness of implementation of the proposed ecological mitigation/enhancement measures of the Project according to the EIA Report and the approved HCMP and IPEEFD.

- (d) According to the EIA Report, appropriate mitigation measures would be adopted since the construction phase of the Project, such as use of non-transparent or non-glaring materials on buildings and noise barriers. The **Condition (4)** is to require the Project Proponent to substantiate the proposal by submitting a Bird-friendly Design Guideline for buildings within the Project area to the DEP for approval before commencement of construction of the Project.
- (e) On the other hand, in response to the two particular public comments on wildlife corridor and otter holts/dens, it is noted that:
 - (i) According to the EIAO Report, the project proponent will devise the design and location of the wildlife corridor for non-flying mammals. During the detailed design of the proposed road connection, the road design should allow a corridor of appropriate size for wildlife crossing and animal barriers, with reference to the Agriculture, Fisheries and Conservation Department (AFCD) Nature Conservation Practice Note No. 04 Design of Terrestrial Wildlife Crossing System.
 - (ii) According to the EIAO Report, during the ecological baseline surveys, no field signs or individuals of Eurasian Otter were recorded within the Project Site or assessment area. In response to public concern received during the Public Engagement, the project proponent has conducted questionnaire interviews for any sightings of Eurasian Otter within the assessment area. No Eurasian Otter within the Project Site or assessment area was reported by interviewees or recorded during the ecological baseline surveys. Thus, direct impact to Eurasian Otter is not anticipated. During the EIA Subcommittee meeting on 5 December 2025, the Project Proponent said that they would conduct another round of search for otter holts/dens and otter along and/or near the NTMDC before commencement of construction of relevant parts of the Project for prudent sake and implement suitable measures.

Conditions of Endorsement

The Project Proponent shall –

- (a) submit a detailed HCMP for the wetland compensation area as recommended in the EIA Report to the DEP for approval no later than 3 months before commencement of construction of the Project. The HCMP shall set out design details (including specifications for the target habitats and species), location of wetland compensation, implementation schedule in table form to clearly list out the measures to be implemented, implementation party, implementation programme, environmental performance required for implementation of the measures, management

strategy and ecological monitoring and audit requirements of the wetland compensation area. The Project Proponent shall consult the AFCD on the HCMP prior to submission to the DEP;

- (b) submit an IPEEFD for the revitalisation of NTMDC to the DEP for approval no later than 3 months before the commencement of construction of the Project. The IPEEFD shall specify the ecological enhancement features, such as ecological engineering, creating meanders, provision of natural substrate that would encourage colonisation of flora and freshwater fauna in the channel bed and banks, and “eco-interface” area along the east of the Project, etc., to be adopted in the Project to enhance its ecological value; include the design of the ecological enhancement features and the implementation programme. It shall also include the detailed design of open space and riparian zones along NTMDC. The Project Proponent shall consult relevant government departments (including AFCD, the Drainage Services Department (DSD) and the Planning Department (PlanD)) on the IPEEFD prior to submission to the DEP;
- (c) set up an Environmental Committee (EC) with subcommittees no later than 4 months before commencement of construction of the Project. The EC shall advise on the preparation of the HCMP and IPEEFD, and monitor the effectiveness of implementation of the proposed ecological mitigation/enhancement measures of the Project according to the EIA Report and the approved HCMP and IPEEFD. The EC should have a wide representation such as representatives of relevant government departments (including AFCD and DSD), future land users adjacent to NTMDC (including the university town and the integrated hospital) as well as green groups and academics. The list of members and terms of reference of the EC shall be submitted to the DEP for approval; and
- (d) submit a Bird-friendly Design Guideline for buildings and noise barriers within the Project area to the DEP for approval before commencement of construction of the Project. The Guideline should provide measures to minimise the risk of bird collisions and the impacts of birds. The Project Proponent shall consult relevant government departments (including AFCD, PlanD and LandsD) on the Guideline prior to submission to the DEP, to ensure that the Guideline shall be incorporated through the relevant administrative process for adoption by future land users.

9. It was decided that the Project Proponent should attend the subsequent ACE meeting to present and explain the project details to the full Council.

**EIA Subcommittee Secretariat
December 2025**